

Case # 19-2023

Application Filed: 21 June 2023

DECISION OF THE ZONING BOARD OF APPEALS
ON THE REQUEST FOR A SPECIAL PERMIT

Owners/Applicants: Vojislav S. Andjelkovic & Jennifer Wooten Andjelkovic

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At a meeting held remotely via Zoom on Wednesday, 12 July 2023, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 10.1 G of the zoning bylaw to allow (1) the construction of a pool, spa, and cabana, (2) the conversion of the existing two-story attached garage to living space [1/2 bath and office space], (3) the construction of a one-story 22 x 28 family room, (4) the construction of an attached 8 x 10 storage shed, and (5) the extension of the existing patio and the addition of a pergola. The property is located on a preexisting, nonconforming lot at 2 Katama Drive (Assr. Pcl. 36-127) in the R-60 Residential District.

The application was accompanied by a site plan, elevations, and floor plans dated 7 November 2022 by RW Design. For details concerning the hearing please see the Record of Proceedings filed with this Decision on-line and in the office of the Town Clerk.

FACTS:

1. The property consists of a .67 nonconforming lot in a neighborhood with similarly sized lots.
2. No additional bedrooms are proposed as part of the project; the total number of bedrooms will remain at three.
3. There were no objections to the proposal from any town boards or departments. There were no comments or concerns voiced by any abutters.

FINDINGS:

1. The board found the proposal to be appropriate and in harmony with the general purpose and intent of the bylaw: there are several residences in the neighborhood of similar size with pools.
2. The proposed project meets all setbacks and height restrictions of the R-60 Residential District.

3. The board found that there will be minimal intensification of use on the property as no additional bedrooms are proposed.
4. The board found that the site was appropriate and the proposed project will not overburden the lot.
5. The board found that the proposal will not be detrimental to the neighborhood.

CONDITIONS:

No additional conditions were placed on the permit.

This decision of the Board of Appeals and a record of proceedings are on file in the Zoning Board office and in the office of the Town Clerk, Town Hall under Case No: 23-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 20 July 2023. Appeals, if any, should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk.

_____2023

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____